

THE STATE OF TEXAS §
 §
 COUNTY OF COLLIN §

**ESTATES AT WOODED COVE PROPERTY OWNERS ASSOCIATION
 MANAGEMENT CERTIFICATE**

As Required By Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowners association.

1. **SUBDIVISION INFORMATION:** The Estates at Wooded Cove is a phased addition to the City of Plano, Collin County, Texas.
 - The plat of Phase 1 was recorded on September 26, 1997, as Document No. 97-0081517, in Volume J, Pages 948-949, Plat Records, Collin County, Texas.
 - The plat of Phase 2 was recorded on December 22, 1998, as Document No. 98-0142064, in Volume K, Pages 784-785, Plat Records, Collin County, Texas.
2. **DECLARATION INFORMATION:** Lots in the Estates at Wooded Cove are subject to the Declaration of Covenants, Conditions & Restrictions for the Estates at Wooded Cove, recorded on January 6, 1999, as Instrument No. 99-0001977 of the Real Property Records, Collin County, Texas, as it may be amended from time to.
3. **NAME OF PROPERTY OWNERS ASSOCIATION:** Estates at Wooded Cove Homeowners' Association
4. **HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

c/o Texas Star Community Management,
 LLC
 6401 S. Custer Road, Suite 2020
 McKinney, TX 75070

Phone: (469)899-1000
 Fax: (469) 533-8836
 Website: www.townsq.io
 Resales Certificates: www.homewisedocs.com
 Email: manager@tscmanagement.com

5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate	\$375.00
Statement of Account	\$75.00
Update Fee	\$75.00
Transfer Fee	\$200.00
Lender Questionnaire	Up to \$200.00

DATED: March 11, 2024

**ESTATE AT WOODED COVE HOMEOWNERS
ASSOCIATION
a property owners association**

**BY: TEXAS STAR COMMUNITY MANAGEMENT, LLC
A Texas corporation, its managing agent**

By: *Susan Garrett*
Susan Garrett, Vice President of Client Relations

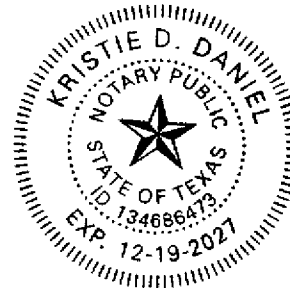
ACKNOWLEDGEMENT

**THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and, in the capacity therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 11th day of March, 2024.

Kristie D. Daniel
**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**



AFTER RECORDING PLEASE RETURN TO:
Texas Star Community Management, LLC
6401 S. Custer Road, Suite 2020
McKinney, TX 75070

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000028587

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 12, 2024 02:24 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2024000028587

Receipt Number: 20240312000326

Recorded Date/Time: March 12, 2024 02:24 PM

User: Michelle W

Station: Workstation cck025

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF COLLIN

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX